

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 442

Case No. 83-17C

September 10, 1984

(Resources Conservation Center PUD)

On August 16, 1984, at its regular monthly meeting, the District of Columbia Zoning Commission adopted Z.C. Order No. 431, which granted consolidated approval to an application for a Planned Unit Development from the National Wildlife Federation Endowment, Inc., the Resources for the Future, Inc., and Richard D. Stout, Jr. The approval was granted subject to development conditions, guidelines, and standards. Z.C. Order No. 431 became effective on August 24, 1984, pursuant to Section 4.5 of the Z.C. Rules of Practice and Procedure.

The applicants proposed to construct a mixed-use development known as the "Resources Conservation Center," which included office, residential, and passive recreational uses. The PUD site is in that portion of Square 181 that is bounded by 16th, 17th, O, and P Streets, N.W.

In making its decision in Z.C. Order No. 431, the Zoning Commission determined that the proposed height of ninety feet for the new office building on 16th Street was inappropriate. The Commission further determined that the proposed 254,000 square feet of gross floor area devoted to office use for the entire project was appropriate. Consequently, the Zoning Commission indicated in Z.C. Order No. 431 that, through a motion for reconsideration, it would consider revised plans that would provide for a reduced maximum height of seventy-seven feet and an increased foot-print for the new office building in order to achieve the maximum allowable gross floor area of 254,000 square feet devoted to office use for the entire project.

On August 31, 1984, pursuant to Section 4.6 of the Rules of Practice and Procedure, the Zoning Commission received a motion for reconsideration of Z.C. Order No. 431 with revised plans from counsel to the applicants. The motion sought to revise the foot-print of the new office building, and Condition No. 11 regarding the location of the air handling equipment.

No parties filed comments in response to the applicants' motion for reconsideration. On September 10, 1984 at its regular monthly meeting, the Zoning Commission considered the motion for reconsideration.

The Commission notes that the revised plans, marked as Exhibit No. 126B of the record, incorrectly show the existing driveway on P Street at the ATA Building as being operational, rather than closed as required by Condition No. 14 of the Order. The plans also show a new roof structure design on the new office building, in lieu of the roof structure design that was approved by Z.C. Order No. 431.

The Commission is persuaded by the applicants' motion and does not object to the revised foot-print configuration of the new office building, provided that the maximum approved 254,000 square feet of gross floor area devoted to office use for the overall project is not exceeded. The Commission is also persuaded that the applicants need flexibility in locating the air handling equipment, particularly as a result of the revised configuration of the new office building footprint. The Commission further believes that if the air handling equipment remains on the roof of the ATA building, it must be screened in a manner that is compatible with the other roof structure on that building.

The Commission believes that its decision in this order is in the best interest of the District of Columbia and is consistent with the purposes of the Zoning Act. The Commission notes that no response to the applicants' motion for reconsideration was received from Advisory Neighborhood Commission - 2B or any other party. The Commission further notes, as set forth in Finding of Fact No. 62 of Order No. 431, that the proposed action was referred to the National Capital Planning Commission (NCPC) as required by the Home Rule Act. The final action of the Commission approved by this Order is not significantly different from the proposed action originally sent to NCPC.

In consideration of the reasons set forth herein the Zoning Commission grants approval of the applicant's motion for reconsideration and hereby orders amendment of the Conditions contained in Order No. 431 as follows:

1. Revise Condition No. 1 to read as follows:

The planned unit development shall be developed in accordance with the plans marked as Exhibit No. 126B of the record, as modified by the guidelines, conditions and standards of this order.

2. Revise Condition No. 4 to read as follows:

The height of the new office building shall not exceed seventy-seven feet.

3. Revise Condition No. 5 to read as follows:

The roof structure of the new office building shall not exceed 18.5 feet in height above the level of the roof upon which it is located. The location and configuration of the roof structure shall be as shown on the plans marked as Exhibit No. 126B of the record. The sloping roof design of the roof structure shall be as shown on the plans marked as Exhibit Nos. 25D and 103 of the record.

4. Revise Condition No. 9 to read as follows:

The percentage of lot occupancy shall not exceed fifty-nine percent.

5. Revise Condition No. 11 to read as follows:

The air handling equipment located on the roof of the existing ATA building may be removed and consolidated into one roof structure on the roof of the new building, or consolidated wherever the overall air handling equipment for the offices is located. If the air handling equipment is to remain on the roof of the existing ATA building, such equipment shall be enclosed by a roof structure that is of the same height, material and design as the main roof structure now existing on the ATA building.

6. Revise Condition No. 12 to read as follows:

The development shall include 275 off-street parking spaces, as shown on the plans marked as Exhibit No. 126B of the record. Eighty spaces shall be reserved for the apartments, and 195 spaces are for the office uses. "Knock-out" panels shall be provided between the two garages. Removal of those panels, to provide flexibility to accommodate future parking demand, shall be subject to approval of the Zoning Commission in an application for modification of the PUD.


7. Revise Conditions No. 13 and 15 to substitute "Exhibit No. 126B" for "Exhibit No. 25D."

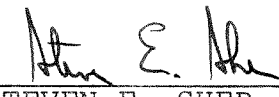
Vote of the Commission taken at its public meeting held on September 10, 1984: 4-0 (Lindsley Williams, John G. Parsons, George M. White, and Maybelle T. Bennett, to approve - Walter B. Lewis, not voting having recused himself).

In accordance with Section 4.5 of the Rules of Practice and Procedure before the Zoning Commission of the District of

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Columbia, this order is effective upon publication in the
D.C. Register, specifically on 7 DEC 1984.


MAYBELLE T. BENNETT
Chairperson
Zoning Commission


STEVEN E. SHER
Executive Director
Zoning Secretariat

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